



## CITY of BEAVERTON

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### Staff Report

HEARING DATE: Wednesday, June 16, 2010

TO: Planning Commission

FROM: Anjanette Simon, Associate Planner

PROPOSAL: **Conestoga Recreation Center Expansion:  
CU2010-0001, DR2010-0009, PD2010-0002**

LOCATION: Map 1S128DD, Tax Lot 00200 & 00300

**SUMMARY:** The applicant proposes to construct building additions to the existing THPRD recreation and aquatic center to provide locker rooms, meeting rooms, storage space, and an outdoor spray pad. New square footage will be 8,305 square feet. The renovated and expanded facility will be total approximately 56,000 square feet.

The request consists of three (3) applications: Conditional Use, Design Review II, and Parking Determination. The Conditional Use application is a request for a conditionally permitted recreation center under the Urban Standard Density (R7) zoning district. The scope of the Design Review II application will review the specific design layout of the parking lot, lighting, retaining walls, landscaping, and associated design elements. The Parking Determination application will review the proposed shared parking between Conestoga Recreation Center and Southridge High School.

APPLICANT Peter Foster, Bond Project Manager  
Tualatin Hills Park & Recreation District  
5500 SW Arctic Drive, Suite 2  
Beaverton, OR 97005

CO-APPLICANT Richard Steinbrugge, P.E.,  
Executive Administrator for Facilities  
Beaverton School District  
16550 SW Merlo Road  
Beaverton, OR 97006

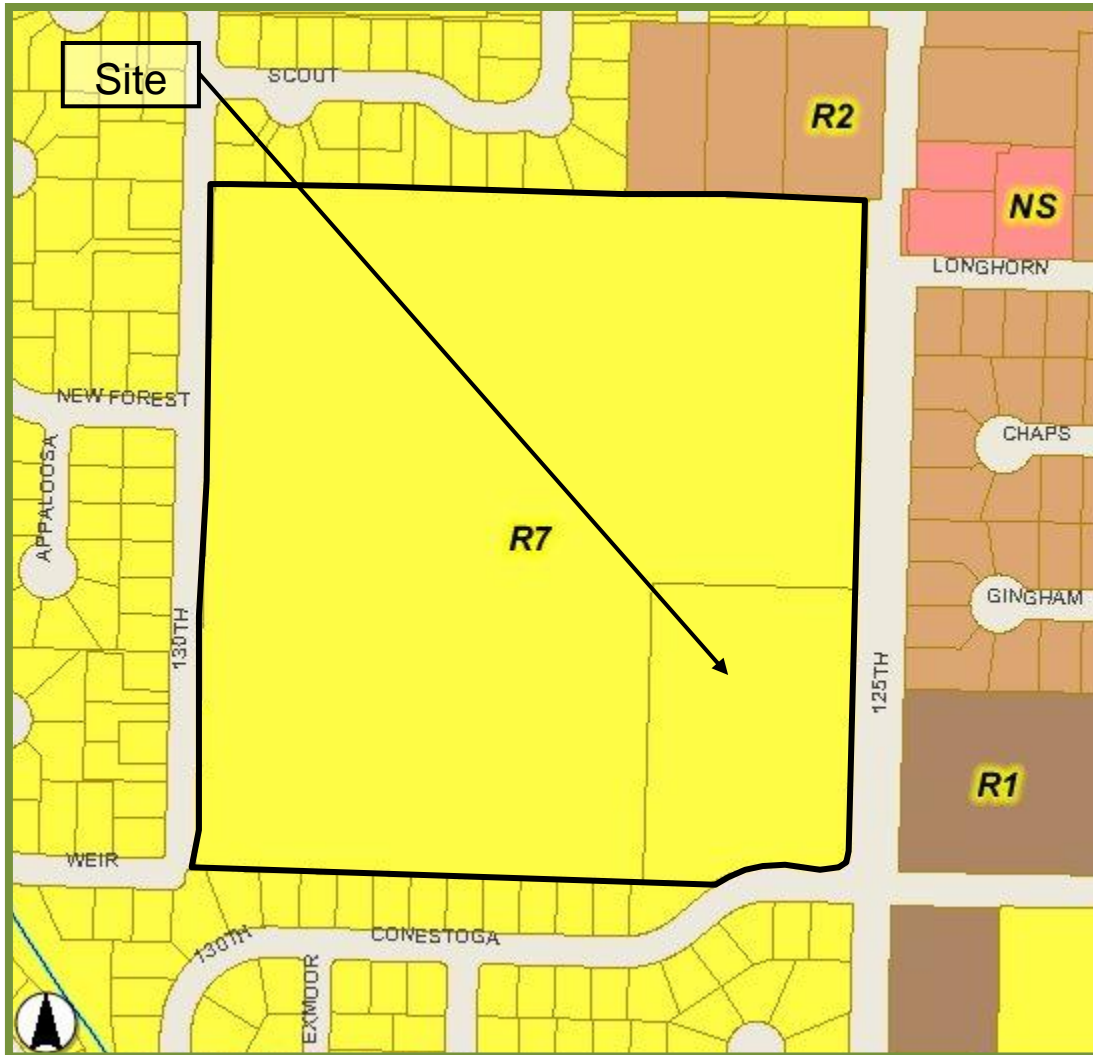
APPLICANT  
REPRESENTATIVE: Ben Schonberger, AICP, Winterbrook Planning  
310 SW 4<sup>th</sup> Avenue, Suite 1100  
Portland, OR 97204

RECOMMENDATIONS:     **APPROVAL of CU2010-0001 (Conestoga Recreation Center Expansion),** subject to conditions identified at the end of this report.

**APPROVAL of DR2010-0009 (Conestoga Recreation Center Expansion),** subject to conditions identified at the end of this report.

**APPROVAL of PD2010-0002 (Conestoga Recreation Center Expansion),** subject to conditions identified at the end of this report.

## Vicinity Map



### **Conestoga Recreation Center Expansion: CU2010-0001, DR2010-0009, PD2010-0002**

## Aerial Map



**Conestoga Recreation Center Expansion:  
CU2010-0001, DR2010-0009, PD2010-0002**

## BACKGROUND FACTS

### Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
<b>CU2010-0001</b>	January 13, 2010	April 28, 2010	August 26, 2010	December 24, 2010
<b>DR2010-0009</b>	January 13, 2010	April 28, 2010	August 26, 2010	December 24, 2010
<b>PD2010-0002</b>	April 22, 2010	April 28, 2010	August 26, 2010	December 24, 2010

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	R7 Urban Standard Density	
<b>Current Development</b>	The properties associated with this application are currently developed with a Southridge High School and Conestoga Recreation Center.	
<b>Site Size &amp; Location</b>	The site is located on the northwest corner of SW 125 <sup>th</sup> and Conestoga. Washington County Assessor as Map 1S128DD, Tax Lot 00200 & 00300. The total site occupies approximately 36.79 acres.	
<b>NAC</b>	South Beaverton	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: <i>Urban Standard Density</i> South: <i>Urban Standard Density</i> East: <i>Urban Medium&amp; High Density</i> West: <i>Urban Standard Density</i>	<u>Uses:</u> North: Residential South: Residential East: Residential West: Residential

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<b>Attachment B: CU2010-0001</b> The Conditional Use application will review the proposal for a Major Modification to increase the gross floor area of an existing conditional use located in a residential zoning district.	CU1 – 3
<b>Attachment C: DR2010-0009</b> The Design Review application will review the proposal to expand and part of the recreation center of approximately 8,305 square feet. Proposal includes recreation and aquatic center to provide locker rooms, meeting rooms, storage space, and an outdoor spray pad. The renovated and expanded facility will total approximately 56,000 square feet.	DR1 – 6
<b>Attachment D: PD2010-0002</b> The Parking Determination application reviews the applicant's request for shared parking to meet off-site parking requirements.	PD1 – 4
<b>Attachment E: Conditions of Approval</b>	COA1 – 8

**Public Comment:** *No letters were received at the time of writing this report.*

### **Exhibits**

#### **Exhibit 1. Materials submitted by Staff**

Exhibit 1.1 Detail Map (page SR-3 of this report)

Exhibit 1.2 Aerial Map (page SR-4 of this report)

Exhibit 1.3 Pathway connections as recommended by staff

#### **Exhibit 2. Materials submitted by the Applicant**

Exhibit 2.1 Submittal Package

Exhibit 2.2 Fencing Materials submitted May 28, 2010

Exhibit 2.3 Lighting Cut Sheets submitted May 28, 2010

Exhibit 2.4 Existing Bike Parking Photo submitted May 28, 2010



**FACILITIES REVIEW COMMITTEE**  
**TVF&R Station 65: CU2009-0011, DR2010**

**Section 40.03 Facilities Review Committee:**

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below. *Note: Facilities Review Conditions may be re-numbered and placed in different order.*

**The Facilities Review Committee Criteria are reviewed for all criteria that are applicable to the submitted application as identified below:**

- **All eleven (11) criteria are applicable to the submitted Conditional Use and Design Review III applications, CU2009-0011, DR2009-0124.**

***A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation and fire protection. The applicant states that either the site currently has adequate capacity, should be unchanged by the proposed project or can be upgraded to have the capacity for all critical facilities and services to available on site.

Tualatin Valley Fire and Rescue has reviewed the proposal and has no comments or issues in regard to this proposal. Any specific standard to be met will be addressed during the Site Development review process.

The Transportation Division has reviewed the proposal and submits the following comments:

A Traffic Impact Analysis (TIA), dated March 2, 2010 has been submitted by Kittelson & Associates. This application proposes to construct an 8,305 square foot building addition to the existing THPRD Recreation Center. The analysis forecast that the addition will generate approximately 190 new vehicle trips daily, less than the 200 daily trip threshold that requires a full traffic analysis. The TIA also found that operations and safety of the development traffic during peak times can be accommodated within the acceptable standards with the relatively minor signal timing modification at the intersection of SW 125<sup>th</sup> and SW Conestoga. Southridge High School accesses this same area. The peak hour for this signal is in the afternoon between 2:00 and 3:00 p.m. The TIA stated that southbound delays, observed by Kittelson staff, occurred for 10 to 15 minute periods. The re-timing of this signal has



since been implemented by the City Engineering staff and only relatively brief delays have been observed.

City transportation staff asked the consultant to analyze the potential traffic impact of opening the existing gate that currently blocks access from the southwest corner of the Recreation Center parking lot to Conestoga Drive, just west of the SW 125<sup>th</sup> and SW Conestoga intersection. The gate was constructed with the high school in 1999 and has never been opened. Opening this gate would provide the Recreation Center an alternative access to the shared school driveway onto 125<sup>th</sup>, allow better flow throughout the parking area in front of the center and likely reduce the southbound queue length on 125<sup>th</sup>. There are currently 80 southbound vehicles turning west onto Conestoga Drive from 125<sup>th</sup> in this peak period. The TIA assumes that a number of these vehicles will shift to the driveway when the gate is opened. Kittelson's conclusion was that once the signal re-timing occurred at the intersection, it was recommended that the gate be opened. They found that it is not expected to increase significantly the volume of traffic using the driveway and traveling west on Conestoga Drive and that there were virtually no expected disadvantages. Traffic calming measures have been installed on Conestoga. Currently there are five speed bumps between 125<sup>th</sup> and Haystack Drive, the next intersection to the southwest, and three more between Haystack and Scholls Ferry Road.

Transportation recommends a condition to open the gate at all times, with allowances for alternative measures, as listed in the TIA, should traffic significantly increase on Conestoga due to the gate being opened or due to security concerns by the school or THPRD.

The TIA also observed that during typical weekday operations and during a peak school athletic event, there is currently sufficient parking supply on site to satisfy existing and future demand with the THPRD addition.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The applicant states that all essential facilities and services necessary to serve the proposed residential project are available, have adequate capacity, or can be improved to have capacity to serve the proposed project.

The City of Beaverton Police Department received a copy of the submittal; however, no comments were forwarded to the Facilities Review Committee.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

Staff cites the findings in the Code Conformance Analysis chart at the end of the report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Urban Standard Density (R7) as applicable to the above mentioned criteria. The proposed project meets all the minimum requirements and standards for the Urban Standard Density zone designation.

**Therefore, the Committee finds the proposal meets the criterion for approval.**

***D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

Staff cites the findings in the Code Conformance Analysis chart at the end of the report, which evaluates the project as it relates the applicable Code requirements of Chapter 60. Staff will address Section 60.05, Design Standards, in the findings of for the Design Review II application and Section 60.30, Off-Street Parking Standards, in the findings for the Parking Determination application. Staff finds that all other portions of Chapter 60 are not applicable to this proposal.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation***

***areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

The applicant states that THPRD is responsible for maintenance and ensures that proposed improvements will be part of a continued maintenance program. The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

The applicant states that the proposed vehicular and pedestrian circulation had been designed to the minimum requirements and standards that facilitate safe, efficient, and direct travel.

The Committee concurs that the applicant has designed the project to provide safe and efficient vehicular and pedestrian patterns within the project's scope. As proposed, parking is located along the entire recreational center with pathways along the perimeter to allow for safe passage to the facility.

The locations of these parking spaces allow the user of the site a direct connection to pathways leading to the entries of the recreation center. Connections at corners to the pathways are shown to be at grade for pedestrians who may need assistance maneuvering onto the internal paths. The Committee recommends that all new pathway connections include ramps to achieve at-grade connections.

**Therefore, the Committee finds the proposal meets the criterion for approval.**

***G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

The applicant states that the proposal will have on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

The Committee concurs that the applicant has designed the project to provide safe, efficient and direct vehicular and pedestrian patterns to connect with the surrounding circulation system. Driveways have been designed and approved in the past to meet standards and are unchanged by this proposal.

Staff recommends a condition of approval for two (2) pathway connections be shown to the public sidewalks allow for more opportunities of access for pedestrians on the south and south east side of the recreation center where a portion of the expansion is proposed. Shown under staff's Exhibit 1.3.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

The applicant indicates that public facilities serving the site will meet City codes and standards that provide adequate fire protection and emergency vehicle access to the parking area. An existing fire hydrant is located on the project site, which provides adequate coverage. The Committee provided TVF&R with an opportunity to comment on the project proposal as submitted. TVF&R will approve any further requirements during the site development permit process prior to the issuance of the engineering permit.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

The applicant states that the entire facility will be designed to comply with all applicable City codes and standards. The site design provides protection from crime and accident by utilizing an open design layout and provides ample lighting on site.

Conditions of approval require the applicant to demonstrate conformance with the technical design standards for Code accessibility requirements on the approved construction plans associated with Site Development approvals.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The subject property is located on a site that is developed and the proposal is shown to be designed to work into the already constructed recreation center. The proposed grading plan utilizes the site's existing contours to minimize soil disturbance and potential negative effects to the Southridge High School and Conestoga Recreation Center property.

The Committee notes that proposed grading design illustrates an intention to conform and mimic the topography of the existing site; catch basins are incorporated into the parking area within the pavement. Storm run-off from the site's proposed impervious surfaces are to be collected and piped to the detention pond located on the south portion of both project sites. Improvements have been proposed for the existing detention pond area which includes new landscaping and a retaining wall per the requirements of the City's Engineering Design Manual and Clean Water Services Construction Standards. These improvements are intended to mitigate any adverse effects on the receiving public storm sewer system.

The Committee proposes standard conditions of approval for the final design, construction, operation, and maintenance of these systems.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

As shown on the plans, two (2) handicapped parking space are shown along with the 21 new parking spots proposed on the south side of the recreation center which include flush concrete connections from parking areas and pathways for safe access to entrances and other pathways. The Committee recommends that a ramp be provided for at the path connection crossing the parking lot; this will allow for safe passage to the public sidewalk. The accessibility is evaluated and approved through the site development and building permitting reviews.

The applicant is required to meet all applicable accessibility standards of the Uniform Building Code, the Uniform Fire Code, and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals.

**Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.**

***L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.***

The applicant submitted the application on January 13, 2010 and was deemed complete on April 28, 2010. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

### **RECOMMENDATION**

**Conestoga Recreation Center Expansion** The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority, in APPROVING the proposal, adopt the conditions of approval identified in Attachment E.

**Code Conformance Analysis**  
**Chapter 20 Use and Site Development Requirements**  
**Urban Standard Density Residential**  
**R7 Zoning District**

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Sections 20.20.50</b>			
Conditional Uses	Recreation Centers	Expand Recreation Center	<b>Yes, with CU approval</b>
Minimum Lot Area	7,000 sf	No proposed change to lot size	<b>Yes</b>
Minimum Lot Dimensions	75 x 90 feet	No proposed change to lot size	<b>Yes</b>
Yard Setbacks	Max. Front: 20-feet Sides: 10-feet Rear: 20-feet	No proposed change to building along setbacks	<b>Yes</b>
Maximum Building Height	35 feet (without an adjustment or variance)	Approximately 26-feet, not exceeding 35-feet	<b>Yes</b>
Required Minimum Density	Minimum density requirements for new residential development	Not applicable, no new dwelling units proposed.	N/A

## Chapter 60 – Special Requirements

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.05.</b>			
Design Standards	Requirements to the Design Standards per the Design Review II application.	Proposal will be reviewed under the Design Review II application.	<b>Yes, with DR approval</b>
<b>Development Code Section 60.10</b>			
Floodplain	Regulations for properties in floodplain/ way	This proposal is not located in a floodplain and does not affect any floodplain or floodway	<b>N/A</b>
<b>Development Code Section 60.30</b>			
Minimum Off-Street Vehicular Parking Spaces	Requirements to be addressed through the Parking Determination application.	Proposal will be reviewed under the Parking Determination application	<b>Yes, with PD approval</b>
Minimum Off-Street Bicycle Parking: Long and Short Term	2 spaces, or spaces to meet the combined requirements of the uses being conducted	No new bike parking areas were proposed. Existing on site are 4 covered long term, 2+ covered short term racks, plus 9 mixed use uncovered racks. Transportation division has no comment on the number of new bike parking spaces required.	<b>N/A</b>
<b>Development Code Section 60.40</b>			
Signage	A sign permit required for any sign.	No parking signs may be required per Fire Code	<b>N/A</b>
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations for transportation facilities	Refer to Facilities Review Committee findings for criterion #'s 1, 2, 4, 5, 6, and 7	<b>Yes</b>
<b>Development Code Section 60.60</b>			
Tree & Vegetation Regulations	Preservation Standards for “protected” trees	No protected trees on site	<b>N/A</b>
Mitigation for Landscape Tree Removal	1:1 mitigation required based on DBH removed.	Removal of 71.5 caliper inches proposed with 112-inches of new trees to be planted. A condition of approval is recommended to ensure trees are planted.	<b>Yes, with COA</b>
<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines must be undergrounded.	The applicant proposes that all utilities to serve the site are underground or are proposed to be underground.	<b>Yes- with COA</b>



## ANALYSIS AND FINDINGS FOR CONDITIONAL USE APPROVAL

### **Section 40.15.15.2.C. Approval Criteria:**

*In order to approve a Major Modification of a Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The proposal satisfies the threshold requirements for a Major Modification of a Conditional Use application.***

Development Code, Section 40.15.15.2.A, Threshold #1 states:

*An increase in the gross floor area of an existing conditional use more than 10% or more than 1,000 gross square feet of floor area for all properties that are located in a residential zoning district or within a distance of up to and including 50 feet of a residential zoning district.*

The applicant's proposal is to expand the existing conditional use located in a residential zoning district by approximately 8,300 square feet meets threshold #1.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant paid the required fees for a Conditional Use application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 3. *The proposal will comply with the applicable policies of the Comprehensive Plan.***

Staff cites the following comprehensive plan policies and associated findings as applicable to this criterion:

*Policy 3.13.3.a      Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix to allow a variety of housing choices.*

The applicant states that the proposed expansion will not have an impact on the residential density or housing options in the area. Additionally, a recreation center is permitted as a conditional use in the R-7 zoning district with the intent to serve the surrounding residential area. Therefore, staff finds the policy is met.

*Policy 5.8.1.a            The City shall support and encourage THPRD efforts to provide parks and recreation facilities that will accommodate growth while recognizing the limited supply of buildable land in the city for such facilities.*

*Policy 5.8.1.b            The City shall encourage THPRD to provide parks and recreation facilities throughout the City in locations that are easily accessible to those they are intended to serve.*

The proposed expansion of this THPRD facility will ensure that updating is done to the center and that there will be adequate recreation facilities available to citizens. The applicant states that the proposed improvements will help the district be better able to meet the recreational needs of all the citizens within the immediate service area. Therefore, staff finds the policy is met.

*Policy 6.2.2            **Goal:** A balanced transportation system.*

*Policy 6.2.3            **Goal:** A safe transportation system.*

Transportation staff has addressed these policies as stated within the Facility Review Committee document, under Criterion A, pages FR1-2. Please reference these pages for complete comments by Transportation staff. Therefore, staff finds the policies are met.

*Policy 8.4.a            Noise impacts shall be considered during development review processes.*

*Policy 8.4.b            The City shall comply with EPA and DEQ noise standards.*

The proposal is to construct an addition to the existing facility. Part of this proposal includes a request to increase square footage of the building underground and therefore would be minimal noise nuisance to the surrounding area in this portion of the expansion. The recreation center is not directly adjacent to any residential dwellings with a buffer of over 300 feet to any dwellings. In addition, new proposed equipment is shown on the roof which will be located behind a parapet wall to muffle any potential sound. The applicant has indicated that noise prevention measures will be taken to minimize any increase in noise to the surrounding area and will comply with all City, EPA and DEQ regulations in regard to noise mitigation. Therefore, staff finds the policies are met.

SUMMARY: Staff finds that by meeting conditions of approval through the Design Review application, the proposal meets the applicable comprehensive plan policies associated with the modification of a previous conditional use approval.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.***

The site is approximately 5-acres in size with proposed additions of totaling approximately 8,300 square feet to be located on the existing facility. The existing recreation center was approved by the city of Beaverton in 1996 under BDR 95-0120 and CUP 95-016. The expansion will be part of the existing building envelope and will not occupy unnecessary space on the property. The applicant has proposed an efficient design to accommodate and be functional with the site.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the surrounding area of the subject site.***

The applicant states Conestoga Recreation Center is an appropriate development for the residential properties surrounding the project site. In addition, the expansion will not alter the facility to the degree that would make it incompatible with surrounding development.

Staff notes that the expansion will not displace any portion of the existing recreation center, but will relocate the playground and other elements and includes minor improvements as part of the overall request. The expansion is compatible and is taking place to accommodate the growth and to better serve the community optimally; therefore, improving the ultimate livability of the community.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Conditional Use application. The applicant has submitted Parking Determination and Design Review applications that are to be reviewed concurrently.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2010-0001 (Conestoga Recreation Center Expansion)**.

## ANALYSIS & FINDINGS FOR DESIGN REVIEW APPROVAL

### **Section 40.20.15.2.C Approval Criteria**

*In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

***1. The proposal satisfies the threshold requirements for a Design Review Two application.***

The applicant's proposal is to construct an expansion to a recreational center with associated parking, landscaping and site improvements on a parcel zoned as Urban Standard Density. Surrounding properties are developed with single family dwellings and Southridge High School to the north of the site. The proposal meets Threshold No. 2 of the Design Review Type 2 application which states:

*New construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District.*

**Therefore, staff finds that the proposal meets the criterion for approval.**

***2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant paid the required associated fee for a Design Review Two application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant has submitted all the materials required by Section 50.25.1 of the Development Code.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Staff cites the findings of the Design Review Standards Analysis, in which staff finds that by meeting Conditions of Approval, the application meets all applicable

design standards.

**Therefore, by meeting the conditions of approval, the staff finds that the criterion for approval will be met.**

- 5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***
- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
  - b. The location of existing structural improvements prevent the full implementation of the applicable standard; or***
  - c. The location of the existing structure to be modified is more than 300 feet from a public street.***

The proposal is for an expansion to an existing recreation center. Requirements are shown in the Design Standards Analysis in which staff finds that by meeting Conditions of Approval, the application meets all applicable design standards.

**Therefore, by meeting the conditions of approval, the staff finds that the criterion for approval will be met.**

- 6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Design Review application. The applicant has submitted Parking Determination and Conditional Use applications that are to be reviewed concurrently.

**Therefore, staff finds that the proposal meets the criterion for approval.**

## Design Review Standards Analysis- Chapter 60.05.15

### Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
60.05.15.1.B 60.05.15.1.C	No portion of the street facing side of the building is blank or without visual articulation. Building materials vary including metal section dividers to break up the areas of glazing, windows are a feature for approximately 50% of the expansion areas, and a sunscreen system made up of horizontal metal louvers which extend across the full length of the façade acting as a shade structure as well as an architectural feature.	Yes
<b>Roof Forms</b>		
60.05.15.2.A 60.05.15.2.B	Applicant states all roofs are proposed to match the gentle slope of the existing building. The existing pitch is approximately 1/12. A condition of approval is recommended that eaves or rain gutters are shown on plans or that a rain/water flow system has been included in the design of the roofs.	Yes, with COA
<b>Primary Building Entrances</b>		
60.05.15.3.A	Primary entrances are not proposed to be changed as a result of this proposal.	N/A
<b>Exterior Building Materials</b>		
60.05.15.4.B 60.05.15.4.C	The applicant demonstrates on the elevation plans that there will be no plywood or blank walls and shall comply with the standards. Windows are primarily shown with stucco and metal also as part of the proposed materials. The applicant states the foundation walls will not exceed 3 feet above finished grade.	Yes
<b>Roof-Mounted Equipment</b>		
60.05.15.5.A 60.05.15.5.B 60.05.15.5.C	A low screen is proposed for the new roof-mounted equipment. A standard condition of approval is included that ensures that screening will take place and shall be shown on plans.	Yes, with COA

## Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Loading Areas, solid waste facilities and similar improvements</b>		
60.05.20.2.A 60.05.20.2.C 60.05.20.2.D	The trash enclosures are not part of the expansion and are not part of the proposal.	N/A
60.05.20.2.B	Loading docks or areas are not proposed.	N/A
60.05.20.2.E	The project site is located on residentially zoned property.	N/A
<b>Pedestrian Circulation</b>		
60.05.20.3.B	A direct connection exists on site.	Yes
60.05.20.3.C	The remainder of the site is not part of the expansion and the site contains several connections along 125 <sup>th</sup> and on Conestoga Drive. The staff recommends a pathway connection to the sidewalk along 125 <sup>th</sup> at the south end of the center which includes ADA ramp connections with the internal pathways that cross the drive aisles in the parking lot. A condition of approval is recommended to ensure the construction of the connections and ramps.	Yes, with COA
60.05.20.3.D 60.05.20.3.E 60.05.20.3.F 60.05.20.3.G	The staff recommends one direct pedestrian walkway connection is included through the parking lot and major drive aisles with vehicle/pedestrian separation elements of curbs, ramps, and varying paving materials. Internal walkways vary in width from 5-feet to 10-feet.	Yes, with COA
60.05.20.3.H	ADA standards will be reviewed at time of site development permit review. ADA stalls are available on site. The proposal includes flush concrete walkway connection from the pathways within the site. These walkway connections are expected to meet ADA standards.	Yes, with COA
<b>Street Frontages and Parking Areas</b>		
60.05.20.4.A	The new parking area is proposed adjacent to, but not perpendicular to SW 160th, a public street. As shown on the plans, a 10-foot wide planter strip is proposed including plant material and the trash enclosure is also proposed on the other side of the planter strip.	Yes
<b>Parking Area Landscaping</b>		
60.05.20.5.A 60.05.20.5.B 60.05.20.5.C 60.05.20.5.D	The applicant proposes 21 parking spaces for the site with one landscape island every 12 spaces.	Yes
60.05.20.6	Project site is not located in a multiple use district.	N/A
60.05.20.7	Project site is not located in a multiple use district.	N/A

## Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Landscaping Requirements for Residential Developments in Multiple-Use, Commercial and Industrial Districts</b>		
<b>60.05.25.5.A</b>	Applicant's narrative indicates currently and with the proposal the site provides 31% of landscaping on the site. Therefore, the 15% minimum requirement is met.	<b>Yes</b>
<b>60.05.25.5.B</b>	The landscape plans show a variety of trees to be planted: Red Oak, Katsura, Red Maple, Cimarron Red Ash and others. Staff recommends standard conditions to ensure adequate size and spacing of the plant materials.	<b>Yes, with COA</b>
<b>60.05.25.5.C</b>	A pedestrian plaza is not proposed for the site and therefore, is not applicable.	<b>N/A</b>
<b>60.05.25.5.D</b>	The windows are proposed covering the elevation facing the street. Landscaping is also proposed between the building and parking lot area.	<b>Yes</b>
<b>Retaining Walls</b>		
<b>60.05.25.6</b>	Retaining walls are proposed for the subject site and a standard condition of approval is included.	<b>Yes, with COA</b>
<b>Fences and Walls</b>		
<b>60.05.25.7</b>	A security fence is proposed that is similar to the existing fence located around the playground area. The fence illustrated in drawing L2.02 is a black plastic coated chain link fence that is 4 feet in height. Photos of existing fence attached as Exhibit 2.2. A condition of approval is included to ensure that the fence is constructed as shown by the applicant.	<b>Yes, with COA</b>
<b>Minimize Significant Changes to Existing On-site Surface Contours at Residential Property Lines</b>		
<b>60.05.25.8</b>	Storm water facilities will be reviewed by the City Engineer as noted under Section 60.25.8.C	<b>Yes</b>
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.9</b>	The stormwater detention pond is proposed to be improved with this development and has been designed with many planting elements within and around the facility in order to integrate the design with the overall development. A retaining wall is part of this proposal and a condition of approval is included so that the retaining wall is treated architecturally or has plant material covering the face.	<b>Yes, with COA</b>
<b>Natural Areas</b>		
<b>60.05.25.10</b>	The proposal does not include natural areas.	<b>N/A</b>
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.11</b>	The site contains a B1 landscape buffer.	<b>Yes</b>



## Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A</b> <b>60.05.30.1.B</b> <b>60.05.30.1.C</b> <b>60.05.30.1.D</b> <b>60.05.30.1.E</b>	<p>The applicant states that only 2 new pole mounted luminaries are proposed as a result of the expansion and are shown to be located around the new spray pad area and playground. The type of lighting poles proposed are multiple configurations of floodlights on BEGA poles which include 3 floodlights on one pole and are multi-directional. All other lighting exists on the property. Standard lighting conditions for luminaries, requiring no bare bulbs are permitted and any glare is be shielded to neighboring properties by utilizing opaque shielding methods will apply. Any additional lighting fixtures on the property or on any part of the buildings are subject to a separate Design Review Application.</p>	<b>Yes, with COA</b>
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A</b>	<p>One of the relocated lighting poles is proposed to be adjacent to internal pathways in addition to an existing pole light on the other side of the new parking area. Therefore, the existing and proposed lighting meets this standard.</p>	<b>Yes</b>
<b>60.05.30.2.B</b> <b>60.05.30.2.C</b>	<p>The applicant does not propose bollards or any other methods besides pole lighting to provide illumination for pedestrians of the site.</p>	<b>N/A</b>

### **RECOMMENDATION**

Based on the facts and findings presented, staff recommend **APPROVAL of DR2010-0009 (Recreation Center Expansion)** subject to the applicable conditions identified in Attachment E.

## ANALYSIS AND FINDINGS FOR PARKING DETERMINATION: SHARED PARKING

### **Section 40.55.05. Parking Determination Applications; Purpose**

The purpose of a Parking Determination is to establish required number of parking spaces for uses which do not have a parking ratio requirement listed in this Code. The Parking Determination application is established for determining the required number of off street parking spaces in advance of, or concurrent with, applying for approval of an application, development, permit, or other action. This Section is carried out by the approval criteria listed herein.

#### **40.55.15.2.C Approval Criteria:**

In order to approve a Shared Parking application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

#### ***1. The proposal satisfies the threshold requirements for a Shared Parking application.***

##### Facts and Findings:

Staff finds the proposal meets Shared Parking Threshold #1 and Threshold #2:

1. *The required off street parking for two or more uses will share required parking spaces.*
2. *All or a portion of the required parking will be provided at an off-site location.*

The applicant is proposing to share 53 of Southridge High School's parking spaces to meet the 243 required spaces for the Conestoga site. Beaverton School District and THPRD are proposing an approximate total of 144 shared spaces between the two properties for overflow at peak hours or general overflow parking. Currently, Southridge High School and Conestoga Recreation Center are sharing parking through a private shared parking agreement that is addressed under Criterion 4.

The expansion proposal requires an additional 36 spaces from the original requirement of 207 spaces. The applicant states that The Conestoga site contains 190 of the total required spaces and therefore only needs to share 53 of the remaining required spaces.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

The City of Beaverton received the appropriate fee for a Shared Parking application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 3. The location of the shared off street parking is on an abutting property and is within 200 feet of the subject use in which the shared parking is intended to serve, except in Multiple Use zoning districts where the location may be at any distance.***

The location of the proposed shared spaces abuts the project site.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 4. If multiple properties are involved, the owners of each of the properties has agreed to the shared parking by entering into a shared parking agreement.***

Staff reviewed a private agreement for shared parking was made in 1996 that involved both Conestoga and the abutting high school. However, the plans associated with the agreements are not up-to-date as far as how both sites were finally developed and the language for both agreements from 1996 are also out-dated and state that that either party may terminate the agreement at any time. Because the map submitted with the 1996 private parking arrangement is not current to the development on both sites, it is difficult to determine how many spaces are allotted to the THPRD or Beaverton School District sites. Therefore, it is necessary to update the shared parking agreements between the two properties.

Richard Steinbrugge, the Executive Administrator for Facilities with Beaverton School District has given authority to THPRD to pursue this request. Staff recommends a condition of approval that reciprocal shared parking agreements be recorded with crossover easements for both properties prior to final occupancy of the expansion.

**Therefore, by meeting the conditions of approval, the staff finds that the criterion for approval will be met.**

- 5. The time of peak parking demand for the various uses located on the subject properties occur at different times of the day.***

The applicant has submitted a parking assessment conducted by Kittelson and Associates outlining the peak hours of parking needs for weekdays, pre-football games and during football games for both parcels. Table 1 (page 11 under Kittelson

and Associates Technical Memorandum dated March 2, 2010) shows on observation of all parking spaces available from each site (707 spaces). Under peak hours and conditions, the result was that over 20% of the total parking spaces were available for both sites.

As shown, it appears that the majority of the spaces are utilized by the high school during football games and on a typical weekday and that the recreation center would have spaces available during peak conditions. The table shows that during the peak hours, the north and southwest lots are primarily occupied with the southeast lot still retaining many spaces that could be utilized by patrons of the recreation center.

In addition, on a typical weekday, the overall parking spaces are 65% utilized therefore, resulting in empty spaces to be used by recreation center patrons

**Therefore, staff finds that the proposal meets the criterion for approval.**

***6. Adequate parking will be available at all times when the various uses are in operation.***

As shown in the table submitted by the applicant, at full capacity there would still be 35% of parking spaces available. In addition, the majority of the spaces are utilized by the high school during football games and typical weekdays in the north and southwest lots. The southeast lot which is in the immediate vicinity of the recreation center, shows there are available spaces that could be utilized by patrons of the recreation center, therefore, the proposed parking will meet the needs of users.

In the case of any spillover of parking needs, the closest parking area would be the north parking lot, located adjacent to the recreation center and not inconvenient to the users of the recreation center. Because of the recreation center's expansion, as reported by Kittleson and Associates, there would be only an increase demand of spaces of 7 to 13 spaces. The applicant is proposing to add 21 new spaces therefore, parking will be adequate to meet demand at all times for each site.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***7. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The proposal complies with the applicable provisions of Chapter 60 as shown on the Code Conformance Analysis chart within the Facility Review Committee document, which evaluates the project as it relates the applicable Code requirements of Chapter 60. With the approval of this application and associated conditions of approval, the proposal will be in compliance with Chapter 60 requirements.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***8. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.***

As stated in within the Facility Review Committee document, under Criterion F, the applicant proposes vehicular and pedestrian circulation designed to facilitate safe, efficient, and direct travel.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***9. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant has submitted the required application materials for review of a Parking Determination: Shared Parking. No other land use applications are required for the proposal. The applicant does have other applications in conjunction with this application. Thus far, the applications and documents have been submitted to the City in the proper sequence.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***10. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant submitted the application on April 22, 2010 and was deemed complete on April 28, 2010. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **PD2010-0002 (Conestoga Recreation Expansion)** subject to the applicable conditions identified in Attachment E.

**CONDITIONS OF APPROVAL  
PD2010-0002**

**A. Prior to site development permit, the applicant shall:**

1. Provide draft copies of the required reciprocal crossover easements for the purposes of a shared parking agreement for the benefit of both the subject property as well as the abutting property: Map 1S128DD, Tax Lot 00200 & 00300 (crossover access easements for both properties are for the purpose of common shared access and emergency vehicle access). The draft agreement and easements shall be in a format acceptable to the Washington County Recorder, and as determined in a form approved by the City Engineer, City Attorney, and City Planning Director. (Planning/AS)

**B. Prior to occupancy permit issuance, the applicant shall:**

2. Record the necessary, fully executed documents of the required crossover easements and shared parking agreement between both the owner of this property and the owner of TL 1S128DD 200 & 300 with Washington County Records as detailed in Condition 1 above. (Planning/AS)
3. Supply proof of satisfying all the aforementioned conditions, with copies of the fully executed documents, including proof of recordation with Washington County Records. (Planning/AS)

**CONDITIONS OF APPROVAL  
DR2010-0009**

**A. Prior to issuance of the site development permit, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Division/JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution

and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Division/JJD)

3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Division/JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facility construction and treatment plantings by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Division/JJD)
5. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Division/JJD)
6. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Division/JJD)
7. Submit a completed 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City **if the final disturbance area of the project is one acre or greater**. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see <http://www.cleanwaterservices.org/PermitCenter/1200C/default.aspx> )
8. Provide a detailed final drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application and how the affected impervious areas meet Clean Water Services and City requirements for stormwater management. (Site Development Division/JJD)
9. Have obtained the City Building Official's approval of the proposed site utility plan for any private plumbing needed to serve the development. This specifically includes an approved storm water infiltration system plan for any driveway, plaza, and walkway run-off which shall be approved by the City Engineer and City Building Official for impervious area construction that can not drain by gravity flow to the public street or public storm system. Submittal of a geotechnical and hydrologic report with the site development permit application is required for review and approval by the City Engineer. (Site Development Division/JJD)

10. Submit a design for the retaining walls surrounding, adjacent, and within the storm water quality facility designed by a civil engineer or structural engineer for the expected hydrological conditions of the pond. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with cobblestone face texturing, **or a City Engineer approved equivalent**. Provide increased detention volume that may be required as the result of the site development application plan review process as determined by the City Engineer. City Engineering staff have reviewed the preliminary reports concerning proposed storm water detention and finds that adequate volume in the proposed surface facility may not be adequate to meet City standards during the 25 year event; however, such capacity can be provided by additional volume in pipes, underground structures, or with other minor modifications of the proposed surface facilities as reflected within the land-use application submittal. This land-use approval shall provide for such minor surface modifications (revised or additional retaining walls and interior grade changes less than four vertical feet variance) in the proposed facility without additional design review or other land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Division/JJD)
11. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the site. Specific types of impervious area totals, in square feet, shall be given for parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area. (Site Development Division/JJD)
12. Pay a storm water system development charge (overall system conveyance) for the net new impervious proposed on-site. (Site Development Division/JJD)
13. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Division/JJD)
14. Ensure that Design Review approval has not expired. In accordance with Section 50.90.1 of the Development Code, Design Review approval shall expire after two (2) years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (Planning/AS)



15. Submit revised plans or proof that shows eaves or rain gutters on plans or that a rain/water flow system has been included in the design of the roofs. (Planning/AS)
16. Submit revised plans or proof that shows that screening shall take place for any new equipment to be placed on the roof to comply with Section 60.05.15.5: Screening for Roof Mounted Equipment. (Planning/AS)
17. Submit revised plans that show two (2) pathway connections. Pathway Connection A is located on the southwest corner adjacent to the relocated playground. Pathway Connection B is to be located at the south end of the existing southeast parking lot and shall connect with the existing sidewalk along 125<sup>th</sup> Avenue. Shown under staff's Exhibit 1.3 (Planning/AS)

**B. Prior to building permit issuance, the applicant shall:**

18. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Division/JJD)
19. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Division/JJD)
20. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2006 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2006 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2006 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2006 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2008 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2006 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building Division/BR)
21. Applications for plan review must include the information outlined in the Tri-County Commercial Application Checklist. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov). Incomplete applications will not be accepted. (City policy) (Building Division/BR)

22. The City offers phased permits, for foundation/slabs, structural frame, shell and interior build-out (TI). An applicant desiring to phase any portion of the project must complete the Tri-County Commercial Phased Project Matrix or each phased portion. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov) Note: Except private site utilities (potable water, sanitary and storm sewer lines), Excavation and Shoring, Site Utilities and Grading are not permits issued by the Building Division and therefore are not part of the City's phased permit process. (Building Division/BR)
23. Plan submittals may be deferred as outlined in the Tri-County Deferred Submittals list. Each deferred submittal shall be identified on the building plans. This list is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov). Permit applicants are responsible for ensuring that deferred plan review items listed on the plans are submitted for approval well in advance of the need to begin work on that portion of the project (anticipate a minimum of three weeks plan review turnaround time for tenant improvement and six weeks plan review turnaround for new construction projects). No work on any of the deferred items shall begin prior to the plans being submitted, reviewed and approved. (Building Division/BR)
24. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy) (Building Division/BR)
25. Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov). (Building Division/BR)
26. The building code plans review can run concurrent with the Design Review (DR) and site development review. (Building Division/BR)
27. The proposed addition shall be accessible to persons with disabilities. An accessible route shall be provided to the addition from the exterior or through the existing building. (Section 1112, OSSC) (Building Division/BR)

**C. Prior to occupancy permit issuance, the applicant shall:**

28. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Division/JJD)

29. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Division/JJD)
30. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Division/JJD)
31. Have obtained an Industrial Sewage (Source Control) Permit from the Clean Water Services District (CWS, formerly USA) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Division/JJD)
32. Install both deciduous and evergreen trees as shown on the proposed landscape plan. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 2 inches, and a minimum height of 8 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Evergreen trees shall have straight trunks, be fully branched and a minimum height of 6 feet at the time of planting. Ensure coniferous trees have been balled and burlapped or grown within suitable containers and are adequately staked at the time of planting. (Planning/AS)
33. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning/AS)
34. Ensure all site improvements, including grading and landscaping are completed in accordance with landscape plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/AS)
35. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/AS)
36. Ensure construction of all buildings, retaining walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/AS)
37. Ensure that all fences shall match the existing black vinyl coated chain link fence and shall not exceed the height of 4-feet.
38. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning/AS)

39. Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning/AS)
40. Ensure landscaping within off-street parking lots is installed by the standard of one landscaped planter island or area, per every 12 parking spaces provided. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. The area of landscaped screening on the perimeter of parking lots shall not be used toward meeting the area requirement of parking lot islands. (Planning/AS)
41. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/AS)
42. Ensure all lighting fixtures for the interior of the property are installed and operational. Illumination of internal light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries. In addition, illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. Pole lighting fixtures shall be positioned as to illuminate the parking lot, paths or playground and shall not be positioned in the direction of residential dwellings. (Planning/AS)
43. Ensure that all retaining walls shown are treated with an architectural veneer, texture or has a planting design to cover any modular retaining walls. (Planning/AS)
44. Ensure that all walkways and pathway connections into the parking lot are constructed with scored concrete or modular paving patterns, including ramps. ADA standards shall apply. (Planning/AS)
45. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning/AS)
46. THPRD shall open the existing vehicle gate at the southwest corner of the Rec Center parking lot to Conestoga Drive, just west of the SW 125<sup>th</sup> and SW Conestoga intersection, for full access at all times. Should traffic significantly increase on Conestoga Drive due to the gate being opened or due to security concerns of the Beaverton School District or THPRD, THPRD shall, with the

review and approval of the City Traffic Engineer, implement an alternative measure as outlined in the Kittelson TIA dated March 2, 2010.  
(Transportation/DRG)

**D. Prior to release of performance security, the applicant shall:**

47. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Division/JJD)
48. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Division/JJD)
49. Have placed underground all existing overhead utilities and any new utility service lines within the project as determined at permit issuance. (Site Development Division/JJD)
50. Submit any required on-site easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Division/JJD)
51. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation within the rain garden/storm water treatment areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Division/JJD)